

038.0

0004

0012.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel  
585,000 / 585,000

USE VALUE:

585,000 / 585,000

ASSESSED:

585,000 / 585,000


**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		UNIVERSITY RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1:	DOWD CARMELYN N
Owner 2:	
Owner 3:	

Street 1: 3 UNIVERSITY RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: DOWD MICHAEL J &amp; BARBARA M -

Owner 2: -

Street 1: 43 FAIRVIEW DRIVE

Twn/City: E. HANOVER

St/Prov: NJ Cntry:

Postal: 07936

## NARRATIVE DESCRIPTION

This parcel contains 6,034 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Wood Shingle Exterior and 1272 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6034		Sq. Ft.	Site		0	64.	1.00	3									384,654						384,700	

## IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								25485
								GIS Ref
								GIS Ref
								Insp Date
								10/31/18

## USER DEFINED

Prior Id # 1:	25485
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	18:28:55
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT								Parcel ID	038.0-0004-0012.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	200,300	0	6,034.	384,700	585,000	585,000	Year End Roll	12/18/2019
2019	101	FV	176,600	0	6,034.	348,600	525,200	525,200	Year End Roll	1/3/2019
2018	101	FV	176,600	0	6,034.	330,600	507,200	507,200	Year End Roll	12/20/2017
2017	101	FV	176,600	0	6,034.	288,500	465,100	465,100	Year End Roll	1/3/2017
2016	101	FV	176,600	0	6,034.	246,400	423,000	423,000	Year End	1/4/2016
2015	101	FV	165,500	0	6,034.	228,400	393,900	393,900	Year End Roll	12/11/2014
2014	101	FV	165,500	0	6,034.	189,300	354,800	354,800	Year End Roll	12/16/2013
2013	101	FV	165,500	0	6,034.	180,300	345,800	345,800		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOWD MICHAEL J	39867-529		7/9/2003	Family	224,900	No	No		
HIGHFILL STEVEN	22519-586		10/21/1992		186,500	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
2/28/2018	218	Window/S	31,981	C					10/31/2018	MEAS&NOTICE	HS	Hanne S
5/31/2016	695	New Wind	20,064						5/17/2013	Info Fm Prmt	EMK	Ellen K
1/25/2013	130	Re-Roof	9,999	C					5/12/2009	Measured	189	PATRIOT
11/20/2000	903	Re-Roof	2,500	C					3/2/2000	Mailer Sent		
									2/28/2000	Measured	263	PATRIOT
									11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>								
Type: 5	- Cape			Full Bath: 2	Rating: Average															
Sty Ht: 1H	- 1 & 1/2 Sty			A Bath:	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:															
Foundation: 2	- Conc. Block			A 3QBth:	Rating:															
Frame: 1	- Wood			1/2 Bath:	Rating:															
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:															
Sec Wall: 2	- Clapboard			OthrFix:	Rating:															
Roof Struct: 1	- Gable																			
Roof Cover: 1	- Asphalt Shgl																			
Color: RED																				
View / Desir:																				
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>				<b>SKETCH</b>								
Grade: C - Average				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1												
Year Blt: 1952	Eff Yr Blt:			A Kits:	Rating:															
Alt LUC:	Alt %:			Fpl:	Rating:															
Jurisdct:	Fact: .			WSFlue:	Rating:															
Const Mod:																				
Lump Sum Adj:																				
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>								<b>RES BREAKDOWN</b>				
Avg Ht/FL: STD	Phys Cond: AV - Average			31.	% Own:			Exterior:								No Unit	RMS	BRS	FL	
Prim Int Wall: 1	- Drywall				Name:			Interior:				1	7	3						
Sec Int Wall:				%				Additions:												
Partition: T	- Typical							Kitchen:												
Prim Floors: 3	- Hardwood							Baths:												
Sec Floors:				%				Plumbing:												
Bsmnt Flr: 12	- Concrete							Electric:												
Subfloor:								Heating:												
Bsmnt Gar:								General:												
Electric: 3	- Typical							Totals				1	7	3						
Insulation: 2	- Typical																			
Int vs Ext: S																				
Heat Fuel: 1	- Oil																			
Heat Type: 1	- Forced H/Air																			
# Heat Sys: 1																				
% Heated: 100				% AC:																
Solar HW: NO				Central Vac: NO																
% Com Wall				% Sprinkled:																
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:	Color:			
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 038.0-0004-0012.0																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
2	Frame Shed	D	Y	16X8	A	AV	1980		0.00	T	31.2	101								
More: N	Total Yard Items:				Total Special Features:							Total:								